

SPRINGMILL LAKES AT TAMARACK

Board Minutes: 4/21/25

Meeting called to order at 4:02 by President Bernie Pierce.

MEETING ATTENDANCE: Bernie Pierce, Katie Betley, Courtenay Weldon, Kim Essenberg, Steve Cracraft, Barb Banner, Jeffrey Brown, Jeanette Shallop, Dan Courtney (KMC Property Manager), Absent, Mark Kaiser.

BOARD MEETING MINUTES: 3/17/25:

- **APPROVED: 8-0**
 - First: Steve Cracraft
 - Second: Barb Banner

SPECIAL CO-OWNERS MEETING MINUTES: 4/14/25

- **APPROVED: 8-0**
 - First: Steve Cracraft
 - Second: Barb Banner

TREASURER'S REPORT: Kim Essenberg

- **APPROVE: 8-0**
 - First: Courtenay
 - Second: Jeffrey
- Kim & Jeffrey working with KMC accounting on processes.

OLD BUSINESS:

- Chimney Inspections of 10 condos were completed by Chimney Dr showing 6 were safe and 4 were assessed a fire hazard.
 - KMC to get bids for fireplace inspection for all residences.
 - Continued moratorium on use of fireplaces except for electric fireplace simulators. Exceptions: co-owner pays for chimney inspection for certification of chimney safety submitted to the Board.

- Considering co-owner written verification that chimney is not being used unless certified by the chimney inspection. (Cracraft may draft this).
 - Following inspections, KMC will get bids for chimney repairs, as needed.
- KMC Dan Courtney & Mark Kaiser completing Spring property walk through. Fewer variances found & notices sent to co-owner for remediation.
- Driveway and street crack sealing completed.
- Gutter cleaning to be completed April 26.
- Power washing of 96th Street gate completed. 91st Street gate also power washed at no additional cost.
- Lakeshore invasive species honeysuckle removal begun.
- Irrigation repair process found additional issues. Budget will require moving some repairs to 2026 budget.
- Tree removal (9526 SF) completed.
- Huge tree removal behind 9321 SF to be removed (\$2500).

NEW BUSINESS:

- ACC approvals:
 - 9315 Spring Forest, Cecil Thomas, interior remodel
 - 9278 Spring Forest, window replacement
- Roofing Assessment coupon books and co-owner letter will be prepared and distributed by KMC first week in May. (Dan Courtney)
- 2025 roofing of 4 units' project: Roofing contract was approved up to \$300,000. Meeting to be set in May for co-owners to approve this as well.
 - APPROVED: 8-0
 - First: Jeffrey
 - Second: Courtenay
- Obtain multiple bids for gutter guards (Dan Courtney).
- INSURANCE: Jeffrey Brown has had to replace the current GL carrier. Upon inspection of the property, the insurance company wanted to

exempt the pond unless we put up a fence along the boardwalk. Working with our current agent we have found neutral cost policy that will be effective 5/1/25 and cover the pond without modifications.

- Research to be done into setting up a process for electronic voting by co-owners for future special meetings or issues that just need voted on. (Steve Cracraft).
- SPLAT current & archival document storage & retrieval capability is being looked into. Technology to be researched by KMC (Courtney). Sharepoint familiar to some Board members for consideration.
- Reserve study to be updated by RSI consultants for \$3,100.00. (RSI previously conducted SPLAT 2020 reserve study). Cost for the study to be funded with reserve funds.
 - APPROVED: 8-0
 - Jeffrey
 - Kim
- Kretz development preparing to access utilities from SPLAT as outlined in 2023 agreement. Review of original agreement to assure that access is done properly as outlined in the agreement. (Cracraft)

MEETING ADJOURNED at 5:50